

The Corporation of the City of Burlington
City of Burlington By-law 44-2026

A by-law to adopt Official Plan Amendment No. 165 to permit a seven (7) storey (inclusive of a 7th storey outdoor amenity area) mixed use building consisting of ground floor retail and service commercial uses and 66 residential units with access to Plains Road East at 198 and 206 Plains Road East
File: 505-05/26 and 520-05/26 (DGM-45-26)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 22 and 34 of the Planning Act, 1990, as amended, approved recommendation DGM-45-26 at its meeting held on July 21, 2026

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No.165 to the Official Plan 1997, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 21st day of July, 2026

Mayor Marianne Meed Ward _____

City Clerk Mike de Rond _____

AMENDMENT NO.165 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No.165 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment to the Burlington Official Plan, 1997 is to permit a seven (7) storey (inclusive of a 7th storey outdoor amenity area) mixed use building consisting of ground floor retail and service commercial uses and 66 residential units with access to Plains Road East.

2. SITE AND LOCATION

The subject lands are located on the south side of Plains Road East, directly south of the intersection of White Oak Drive and Plains Road East. The subject lands are approximately 0.289 hectares in size and are currently occupied by two residential buildings with accessory structures on separate parcels. The property municipally known as 198 Plains Road East contains a residential building with 4 residential units of rental tenure with parking spaces in the front and eastern side yards, and 206 Plains Road East contains a residential building with 3 residential units of rental tenure, supported by parking spaces within the front and rear yards, and a detached garage.

Surrounding land uses consist mainly of a mix of residential, commercial and institutional uses.

3. BASIS FOR THE AMENDMENT

- a) The subject application proposes intensification that is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes a range and mix of uses and housing that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
- b) Intensification of land within built-up, serviced areas of the City makes more efficient use of existing developed lands which meets the intent of the Halton Region Official Plan, 1995 (an Official Plan of the City of Burlington).

- c) The proposed development supports the City's objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding properties and uses.
- d) The proposed development is located on lands with adequate infrastructure and is in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.
- e) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

Schedule B – Comprehensive Land Use Plan – Urban Planning Area

The lands designated as “A” on Schedule “A” attached hereto are hereby re-designated from ‘Residential – Medium Density’ to ‘Mixed Use Corridor – General’ with site specific policies.

Text Change:

The text of the Official Plan of the City of Burlington, 1997, as amended, is hereby amended as follows:

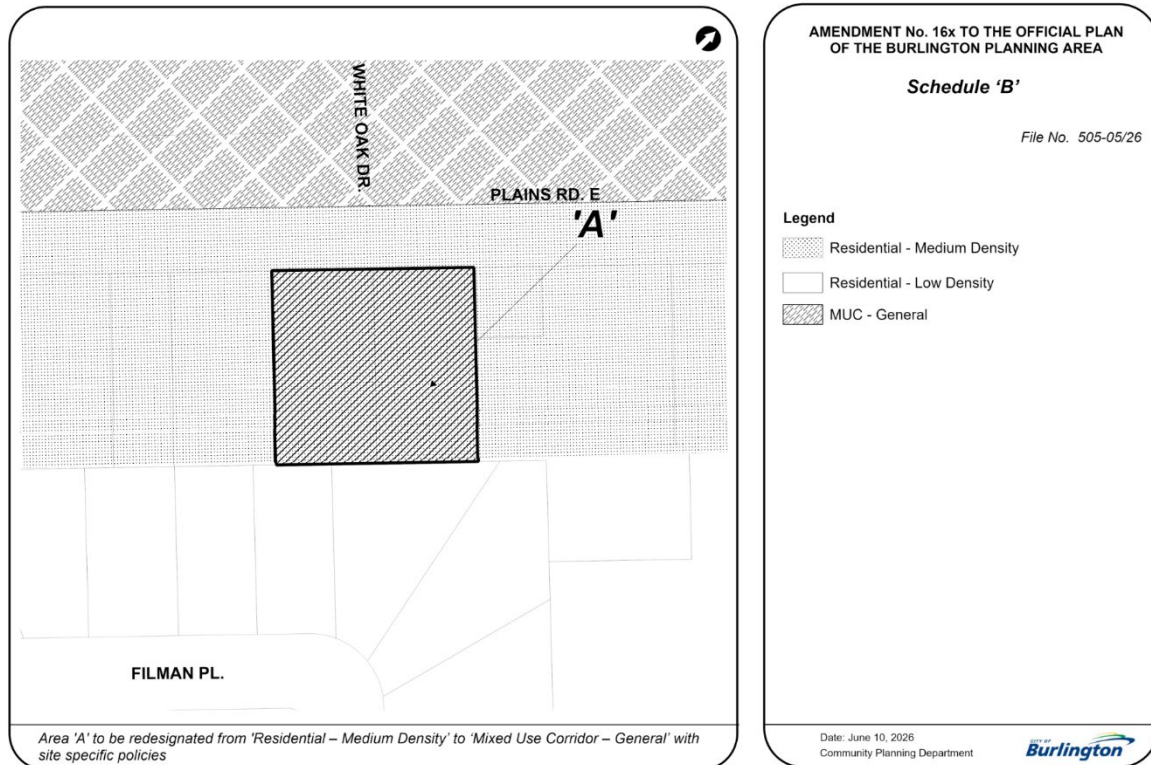
Insert the following site-specific policy at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.3 Mixed Use Corridors – General, 5.3.2 General Policies:

- | | |
|------------------------------|---|
| 198 and 206 Plains Road East | <p>aj) Notwithstanding policies of Part III, Subsection 5.3.2 d) of this Plan, for the properties identified as 198 and 206 Plains Road East, the following policies <i>shall</i> apply:</p> <ul style="list-style-type: none"> (i) a mixed use building consisting of residential and at-grade retail and <i>service commercial</i> uses <i>shall</i> be permitted; (ii) the maximum building height <i>shall</i> be seven storeys; (iii) the maximum <i>floor area ratio shall</i> be 2.4:1. |
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2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the City of Burlington, 1997.

3. IMPLEMENTATION



This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI, of the Official Plan of the City of Burlington, 1997.